



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2206113

Applicant Name: Julie LeDoux

Address of Proposal: 443 NE Ravenna Boulevard

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into six (6) lots (unit subdivision). Proposed lot sizes are: A) 1,184 square feet; B) 815 square feet; C) 1,117 square feet; D) 1,048 square feet; E) 799 square feet, and F) 1,030 square feet. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Related project: Demolition of the existing single family residence with detached garage and establish use as ground related townhouses; construct two triplex townhouse buildings and occupy under MUP No. 2205071 and Permit No. 734138.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into six lots as a unit subdivision.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 5,993 square foot property is located toward the center of the block on NE Ravenna Blvd, between Woodlawn Avenue North and NE 65th Street in the Greenlake area of north Seattle. Access to the site is via 5th Avenue NE. Both NE Ravenna Blvd and 5th Avenue NE are paved and improved with concrete curbs, gutters, and sidewalks on both sides of the street. There is an existing single-family residence with detached garage on the parcel. The site is flat, and is not located in any identified or designated Environmentally Critical Area.

The subject property and surrounding lots are zoned Multi-family Lowrise 3 (L-3). Development in the area consists of one and two-story single family houses and small multi-family structures, consistent with the zoning.

PROPOSAL DESCRIPTION

The proposal is to subdivide one parcel into six (6) unit subdivision lots with vehicle access provided from 5th Avenue NE. The existing single-family dwelling shall be demolished. Vehicle access to the proposed lots and future dwelling units will be via a ten (10) foot wide ingress, egress and utility easement over the northwesterly portion of the parcel, into a central auto court and the garages within each unit. A triplex townhouse will be constructed on the northeasterly portion of the site as well as the southwesterly portion. Each unit will have parking within the structure accessed from a central auto court. Proposed lot sizes are as indicated in the summary above. The lots either have direct pedestrian access to NE Ravenna Blvd or to 5th Avenue NE depending on their location.

Note that the construction of the proposed triplexes, both with attached garages has been reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate permit (MUP No. 2205071 and Permit No. 734138, issued March 28, 2003). The subject of this analysis and decision is only the proposed division of land.

PUBLIC COMMENTS

The comment period for this proposal ended on October 9, 2002. During the public comment period, DCLU received two (2) written comments related to increased density and parking impacts to the neighborhood, and noise from construction.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas.*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property is zoned for multi-family residential use. The allowable density of the subject property is one unit per 800 sq.ft. of lot area. Given a lot area of approximately 5,993 square feet, seven (7) units are allowed and six are proposed. Maximum lot coverage is 50%. Front setbacks are an average of the neighboring adjacent lots, the maximum setback is fifteen (15) feet and the minimum is five (5) feet. The minimum side yard setback is five (5) feet; the actual required setback is based on the height of the structure adjacent to the side property line. Rear yard setback is twenty-five (25) feet or fifteen (15) percent of the lot depth, in no case less than fifteen (15) feet. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. The lots are provided vehicular access to 5th Avenue NE via an ingress, egress and utility easement, consistent with the requirements of the Code. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and requires an easement to provide for electrical facilities and service to the proposed lots in addition to the utility easement identified on the proposed short plat, which must be included on the final plat. This short plat provides for adequate access for vehicles, utilities, and fire protection.
3. This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility

extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on September 20, 2002. The existing structure is connected by means of a single sidesewer to an 8-inch public combined sewer (PS) located in 5th Avenue NE. The PS will be the appropriate point for stormwater discharge.

New construction with discharge to the combined sewer will require a sidesewer permit. Stormwater detention, with controlled release to the PS in 5th Avenue NE, is likely to be required for construction in excess of 2,000 square feet of developmental coverage. Plan review requirements were made at time of building permit application. If the project includes greater than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015D and 22.802.020 would be required.

4. One objective of the subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed unit lot subdivision is consistent with the subdivision process and will meet all minimum Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.
5. This site is not located in an environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.
6. There are four (4) coniferous and broad-leaved trees located along the south side of the existing single-family residence. These trees may be preserved, depending upon the location of the root systems and the overall health of the trees. Future construction is subject to the provisions of SMC 23.45.015.C, which provides that existing tree(s) must be preserved or new tree(s) must be planted.
7. The applicant proposes the construction of two triplex townhouses (6 units total) on the subject site. Pursuant to SMC 23.24.045(B), sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards. To assure that future owners have constructive notice that additional development may be limited due to nonconformities; the following statement shall be required to be included as a note on the final short subdivision: *The unit lots shown on this site are not separate buildable lot.*

Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.

The conformance of the proposed development as a whole with the applicable Land Use Code Provisions has been reviewed under MUP Number 2205071 and permit No. 734138. These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, and parking requirements. Consistent with Section 23.24.045(C), additional development of the proposed lots shall be limited. Subsequent platting actions, or additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot. Subsequent actions that would create any nonconformity of proposed Lots A through F are also not permitted. Consistent with Section 23.24.045(D), access easements and joint use and maintenance agreements shall be executed for parking areas and driveway and pedestrian access if necessary. Therefore, the proposed short subdivision conforms to the provisions of Section 23.24.045 for Unit Lot Subdivisions.

SUMMARY - SHORT SUBDIVISION

The lots to be created by this unit subdivision may not individually meet all of the zoning requirements Lowrise 3 zone including setbacks, density, and structure width and depth, consistent with the provisions of SMC 23.24.045. However, the development when considered as a whole does will meet all standards of the set forth in the Land Use Code, and is consistent with applicable unit subdivision guidelines. This unit subdivision is provided with vehicular access, and public and private utilities and access, including emergency vehicles. Adequate provisions for water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. Adequate provisions for drainage control have also been provided.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures,

principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.

2. Submit the final recording forms for approval and any necessary fees.
3. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (aka Exhibit A) on the final Short Subdivision.
4. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress and utility easements, if necessary.

Signature: (signature on file) Date: August 21, 2003

David Graves, AICP, Contract Planner
Department of Design, Construction and Land Use
Land Use Division

DG:bg

Waldman/Consultant/2206113.doc